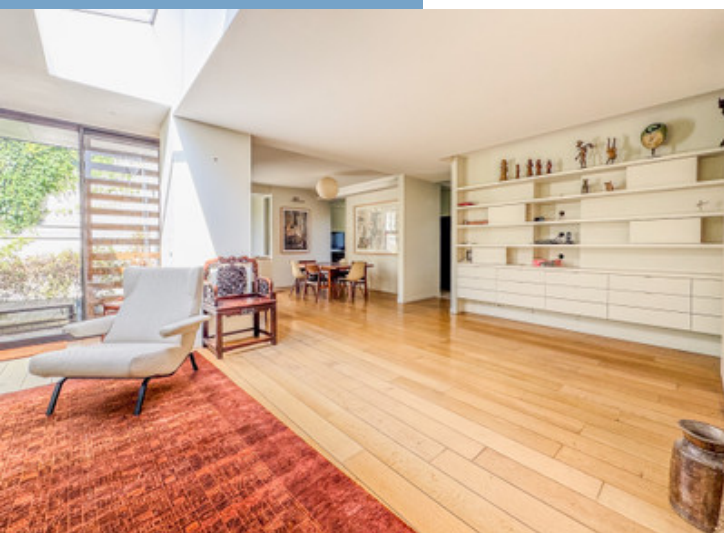




VINCENNES | ELEGANT MANSION WITH
GARDEN, TERRACE, CINEMA, & WINE CELLAR |
CLOSE TO TRAIN & METRO STATION

VINCENNES | ELEGANT
MANSION WITH GARDEN,
TERRACE, CINEMA, & WINE
CELLAR | CLOSE TO TRAIN
& METRO STA...



PROPERTY FACT FILE	
REFERENCE	A38610HHE94
PRICE	€ 3,390,000 £ 0* <small>*agency fees included: 3 % TTC to be paid by the buyer (3 300 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	4
ACCOMMODATION	230 m²
LAND	582 m²
TOWN	Vincennes
DEPARTMENT	
LOCATION	
TYPE	Maison, Family Home, Manoir
CONDITION	
FEATURES	Electricity on site, Fiber optic, Linky
<small>*Price based on current exchange rate which is subject to change</small>	



- Exceptional location in Vincennes, east Paris
- Elegant design and premium finishes
- Versatile and spacious layout
- Relaxation and entertainment
- Outdoor oasis

VINCENNES | ELEGANT
MANSION WITH
GARDEN, TERRACE,
CINEMA, & WINE CELLAR |
CLOSE TO TRAIN &
METRO STA...

Ref : A38610HHE94

This luxurious mansion combines contemporary design with timeless elegance, showcasing high-quality materials throughout. The ground floor features a spacious living area with natural oak parquet flooring and a marble feature wall with an integrated fireplace, as well as a modern L-shaped kitchen equipped with black granite countertops, a

DESCRIPTION

Ground Floor

The ground floor offers a welcoming blend of elegance and practicality. The entrance hall (9.26 m²) leads to a spacious living area (26.47 m²) featuring natural oak parquet flooring and a marble feature wall with an integrated fireplace, creating a luxurious yet cozy atmosphere. Adjacent is a bright and modern L-shaped kitchen (12.15 m²) equipped with black granite countertops, a piano stove, and a vapor oven, ideal for culinary enthusiasts.

The kitchen opens onto a terrace, perfect for outdoor dining, and overlooks the landscaped garden, offering a tranquil retreat. Additional spaces include a salon (11.43 m²), a versatile room (5.9 m²), a WC (1.05 m²), a shower room (1.61 m²), and convenient storage areas such as a closet (1.06 m²) and a second smaller closet (0.8 m²).

First Floor

The first floor combines comfort and sophistication. The principal bedroom (14.76 m²) includes a dressing room and an en-suite bathroom, providing a private sanctuary. A second bedroom or office (12.25 m²) features access to a private terrace, ideal for enjoying garden views. Additional spaces include a hallway (8.7 m²), a second hallway (5 m²), and a shared bathroom with WC (9.84 m²).

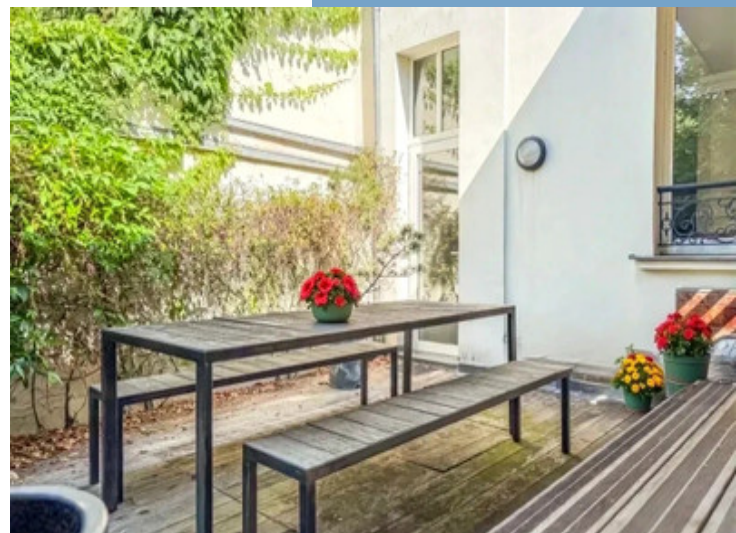
Second Floor

The second floor is perfect for children or guests, offering two charming bedrooms: one (9.8 m²) with slanted walls and garden views, and another (9 m²), both with cozy boat-style windows. Shared facilities include a shower room (2.83 m²), a WC (0.7 m²), and a hallway (...).

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38610HHE94>

COMPLETE FILE AND PHOTO ON REQUEST

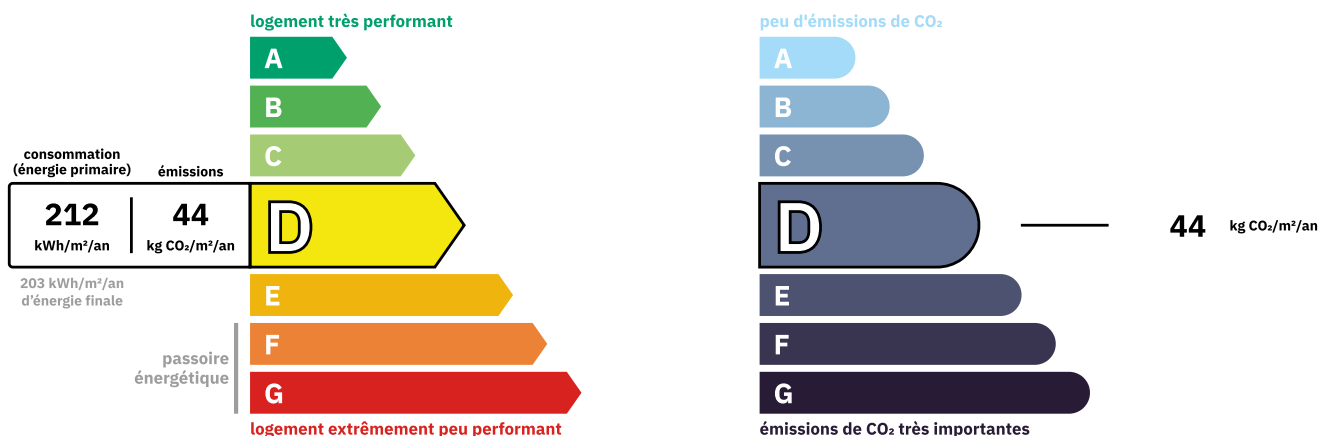


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**
Estimated annual energy costs
between 3820 € and 5230€ for 2023

NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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